



Melrose Drive, Lower Hartburn, Stockton-On-Tees, TS18 3UE

****SOLD WITHIN 7 DAYS****

An outstanding four bedroom detached home which has been completely upgraded during the past two years, offering show home standards that will impress from the moment you step inside. You enter via a stylish entrance hall, with composite entrance door, and featuring herringbone flooring which continues through much of the ground floor. The hall has double doors to the large lounge with media wall. Head to the kitchen/dining room and you will be truly wowed; refitted contemporary units have Quartz worktops and a waterfall design to the large peninsular island, and with integrated oven, induction hob, fridge freezer, dishwasher and wine cooler. The utility room has also been refitted and with enough space for washer and drier. A useful cloaks cupboard and a refitted WC complete the ground floor accommodation. Upstairs there is a large master bedroom, with built in wardrobes, and en-suite shower room, refitted with large shower enclosure. There is a further double bedroom and two large single bedrooms. The main family bathroom is a real highlight, with freestanding bath. Both bathrooms feature large format tiles to floors and to parts of the walls. Notable highlights of the living accommodation include a 2024 fitted Baxi combi boiler which is still under warranty, several designer radiators, oak internal doors and double glazed windows.

The appeal of this home continues outside. There is a double width drive with electric car charging point, low maintenance front garden and a large tandem garage. The stunning rear garden has recently been landscaped and features substantial porcelain tile patio areas, artificial lawn and raised borders, all enclosed by contemporary slatted fencing.

Offers In The Region Of £295,000



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This impressive home offers around 1,290 sq ft of accommodation and is thoroughly recommended for viewing. It is ideally situated for easy access to the A66, Teesside Retail Park, both Ropner Park & Preston Park and just a few minutes drive to Eaglescliffe and Thornaby train stations.

HALL

LOUNGE

15' x 11'5" (4.57m x 3.48m)

KITCHEN/DINING ROOM

18'2" x 11'1" (5.54m x 3.38m)

UTILITY ROOM

6'4" x 5'5" (1.93m x 1.65m)

DOWNSTAIRS WC

5'2" x 3'1" (1.57m x 0.94m)

LANDING

BEDROOM ONE

15'4" x 11'6" (4.67m x 3.51m)

ENSUITE

6'3" x 5'3" (1.91m x 1.60m)

BEDROOM TWO

18'6" x 8'2" (5.64m x 2.49m)

BEDROOM THREE

9'5" x 7'9" (2.87m x 2.36m)

BEDROOM FOUR

8'6" x 7'9" (2.59m x 2.36m)

BATHROOM

6'5" x 6' (1.96m x 1.83m)

GARAGE

22'5" x 8'5" (6.83m x 2.57m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

DISCLAIMER

We are required under the Estate Agents Act 1979, and the Provisions of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that Act.



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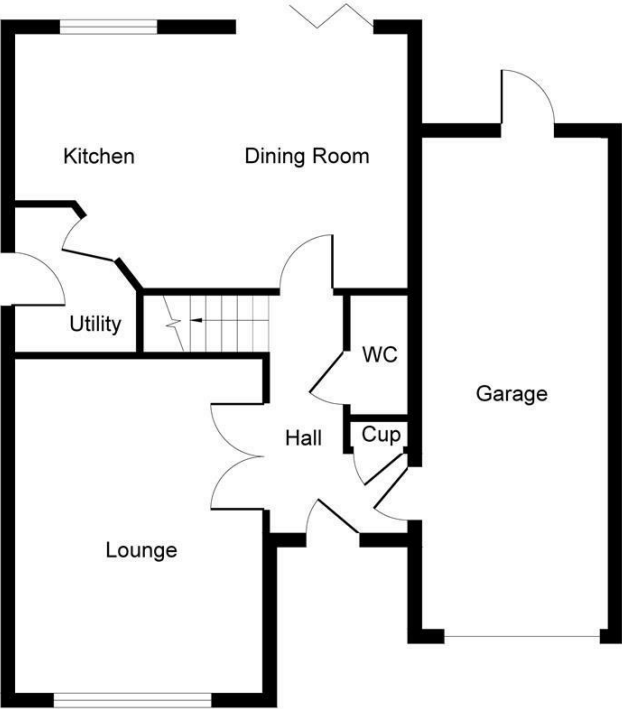
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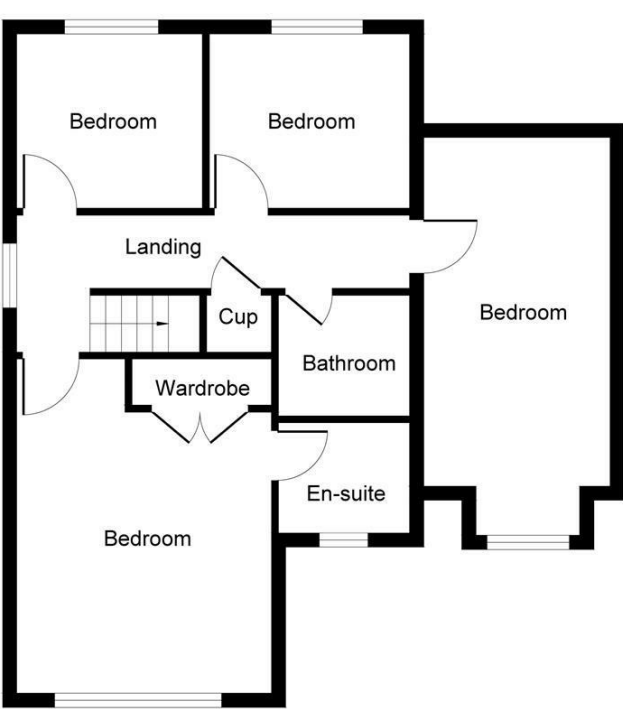
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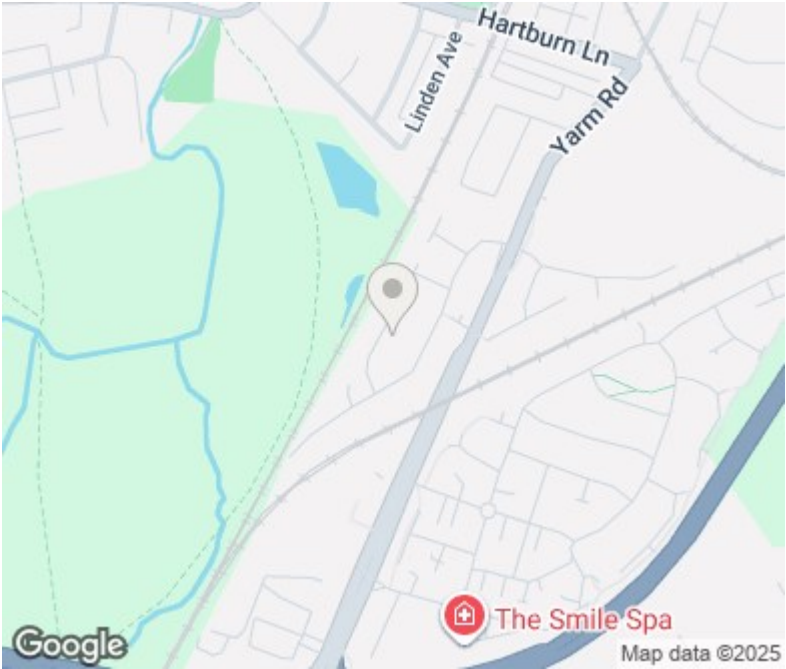
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		72
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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